

Buildable Lands Inventory January 1, 2007

City of Tigard Oregon

- Buildable Land - Jan 1, 2007
- Tigard Local Wetland Inventory
- CWS Vegetated Corridor
- FEMA 100yr Floodplain
- Water
- Stream
- Slope of 25% or Greater
- Tigard City Limits
- Taxlot Boundary

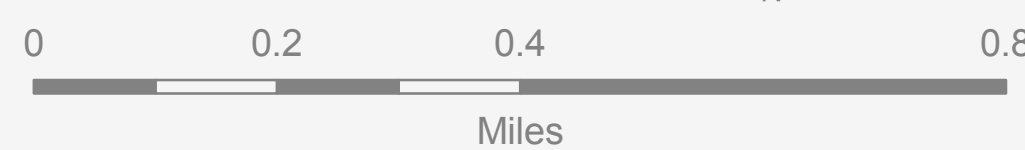
Zoning Classifications

- C-C Community Commercial
- C-G General Commercial
- C-N Neighborhood Commercial
- C-P Professional Commercial
- CBD Central Business District
- I-H Heavy Industrial
- I-L Light Industrial
- I-P Industrial Park
- MUC Mixed Use Commercial
- MUE Mixed Use Employment
- MUE-1 Mixed Use Employment 1
- MUE-2 Mixed Use Employment 2
- MUR-1 Mixed Use Residential 1
- MUR-2 Mixed Use Residential 2
- R-1 30,000 Sq Ft Min Lot Size
- R-2 20,000 Sq Ft Min Lot Size
- R-3.5 10,000 Sq Ft Min Lot Size
- R-4.5 7,500 Sq Ft Min Lot Size
- R-7 5,000 Sq Ft Min Lot Size
- R-12 3,050 Sq Ft Min Lot Size
- R-25 1,480 Sq Ft Min Lot Size
- R-40 40 Units Per Acre
- (PD) Planned Development Overlay
- (HD) Historic District Overlay

The inventory presented is based on specific assumptions and was formulated over a four year period. The inventory should not be considered an exhaustive list of what is/is not available for development, but a static representation based on the available data. Inclusion does not mean a property will develop or confers a mandate to do so, as exclusion does not prevent a property from developing in the future. For purposes of this inventory, buildable lands were identified as property outside of Title 3 lands that are:

1. Fully vacant: undeveloped, privately-owned parcels
2. Partially vacant: developed, privately-owned parcels with 1/4 acre or more of the parcel vacant

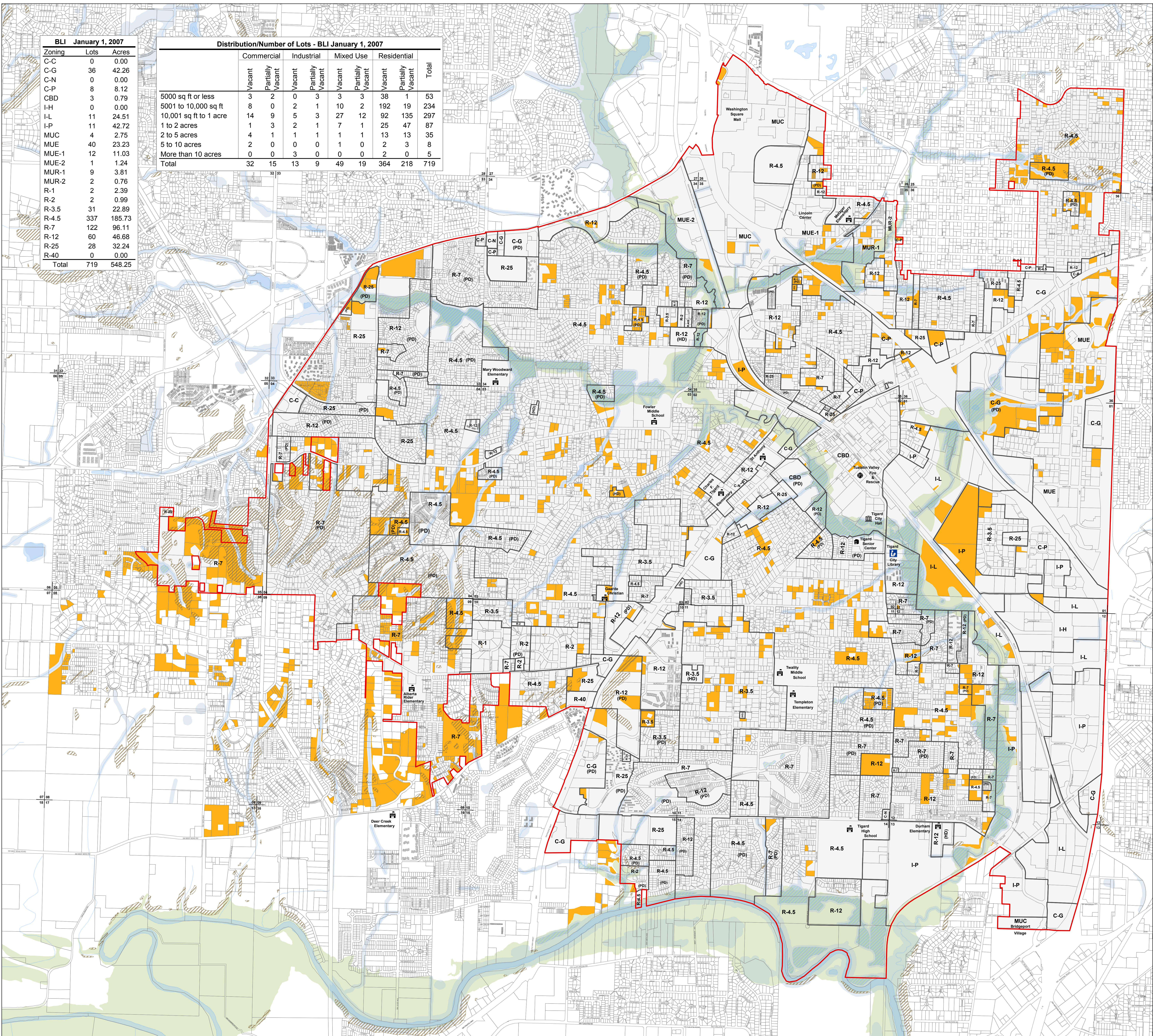
** The information represented on this map is current as of May 22, 2007. Revisions will be made as new decisions or amendments occur to alter the content of the map.



Sources: City of Tigard, Metro Data Resource Center, Washington County
Cartography: Community Development Dept, City of Tigard, May 2007

This map was derived from several databases. The City cannot accept responsibility for any errors. Therefore, there are no warranties for this product. However, any notification of errors would be appreciated.

13125 SW Hall Blvd Tigard, OR 97223 503-639-4171
http://www.tigard-or.gov



BLI January 1, 2007		
Zoning	Lots	Acres
C-C	0	0.00
C-G	36	42.26
C-N	0	0.00
C-P	8	8.12
CBD	3	0.79
I-H	0	0.00
I-L	11	24.51
I-P	11	42.72
MUC	4	2.75
MUE	40	23.23
MUE-1	12	11.03
MUE-2	1	1.24
MUR-1	9	3.81
MUR-2	2	0.76
R-1	2	2.39
R-2	2	0.99
R-3.5	31	22.89
R-4.5	337	185.73
R-7	122	96.11
R-12	60	46.68
R-25	28	32.24
R-40	0	0.00
Total	719	548.25

Distribution/Number of Lots - BLI January 1, 2007							
	Commercial		Industrial		Mixed Use		Residential
	Vacant	Partially Vacant	Vacant	Partially Vacant	Vacant	Partially Vacant	Total
5000 sq ft or less	3	2	0	3	3	3	53
5001 to 10,000 sq ft	8	0	2	1	10	2	234
10,001 sq ft to 1 acre	14	9	5	3	27	12	297
1 to 2 acres	1	3	2	1	7	1	87
2 to 5 acres	4	1	1	1	1	13	35
5 to 10 acres	2	0	0	0	1	0	8
More than 10 acres	0	0	3	0	0	2	5
Total	32	15	13	9	49	19	719